

Item: ORD 08-33
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Budget Opening Required: ☐

ISSUE:

Application: #Z-6-2008
Applicant: West Valley City
Location: Approximately 3340 West 3508 South
Size: 0.12 acres.

SYNOPSIS:

Change zone from 'R-1-8' (residential, single family, minimum 8,000 sq. ft. lot size) to 'C-2' (general commercial)

BACKGROUND:

West Valley City staff is requesting a zone change for a 0.12 acre parcel at 3508 South 3340 West from R-1-8 (single family residential, minimum lot size 8,000 square feet) to C-2 (general commercial). Surrounding zones include C-2 to the north and west and R-1-8 to the east and south. During the public hearing on April 23rd, The Planning Commission recommended that the property to the east of the subject property be rezoned to C-2. Surrounding land uses include commercial uses to the north and west and single family homes to the east and south. The subject property is designated as general commercial or medium density residential (6 to 10 units/acre) in the West Valley City General Plan.

UDOT recently purchased the subject property due to the impacts of the widening of 3500 South planned to begin later this year. The existing home on the property will be demolished. In staff's opinion, the remaining property, which would be about 46' wide, is not desirable for a single family home lot given the required setbacks for a corner lot and the proximity to the future 8 lane road. After meeting the required side setbacks (assuming a house facing west), only about 16' of width would be left to build a home on.

The owner of the commercial property to the west is interested in purchasing the subject property from UDOT to develop additional parking to help offset UDOT impacts to existing parking. A copy of the concept plan is attached. If this rezone application is approved, the owner of the property east of the subject property will need to submit a conditional use amendment application to obtain approval for the amended parking design.

According to State law, UDOT is not allowed to apply for a zone change on property they acquired. Hence, to facilitate the reuse of the unused UDOT property, City staff initiated this application.

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Joseph Moore, CED Director
Steve Pastorik, Long Range Planning Manager